



**PUBLIC WORKS DEPARTMENT  
BUILDING ORGANISATION**

**OFFICE OF THE ENGINEER-IN-CHIEF (BUILDINGS) &  
CHIEF ENGINEER (BUILDINGS), CHENNAI REGION &  
CHIEF ENGINEER (GENERAL), PWD, CHEPAUK, CHENNAI-5**

**CIRCULAR MEMORANDUM No. HDO (A) / 48518 / 2003, dated 31.07.2012**

**Sub:** Buildings – Plinth Area Rates for the preparation of Rough Cost Estimate for building schemes during the year **2012-2013** – Approved and communicated for adoption – Regarding.



The Plinth Area Rates for the purpose of preparation of Rough Cost Estimate for Building Schemes during the year 2012-2013 are approved and furnished in Annexure I, II, III, IV & V. The Chief Engineers, Superintending Engineers and Executive Engineers of Building Organisation are requested to adopt the above rates with effect from **01.08.2012** in the preparation of the rough cost estimates for building schemes, until the issue of further orders in this regard.

The modified instructions ordered in Note 14(d), 14(e) and 14(h) of Annexure-I appended herewith shall be followed scrupulously hereafter while preparing the rough cost estimates.

The receipt of this circular memo along with its enclosures may be acknowledged.

**Encl.:** Annexure-I, II, III, IV & V.

*K. Chitra* 31/7/12  
for Engineer-in-Chief (Buildings) &  
Chief Engineer (Buildings), Chennai Region &  
Chief Engineer (General), PWD.

**To**

**The Chief Engineer (Buildings), PWD, Trichy Region, Trichy.**

**The Chief Engineer (Buildings), PWD, Madurai Region, Madurai.**

Copy to the Engineer-in-Chief, Water Resources Department, Chennai-5

Copy to the All Chief Engineers, Public Works Department and Water Resources Department.

Copy to the Superintending Engineers of Buildings Organisation

Copy to the Executive Engineers of Buildings Organisation

Copy to the Superintending Engineer, PWD, P&D Circle, Chennai-5 (with 10 copies)

Copy to the Engineer-in-Buildings & Chief Engineer (Buildings), Chennai Region & Chief Engineer (General), PWD, Chennai-5.

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Copy to HDO & Assistant Executive Engineers of all Technical Sections.

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## ANNEXURE-I

### PLINTH AREA RATES FOR THE YEAR 2012-2013 FOR THE PREPARATION OF ROUGH COST ESTIMATE

| Sl. No.                     | Type of Building                       | For works in Moffusil<br>(other than Corporation Limits) |                 |                | For works in Corporation Limits                                         |                 |                |                                    |                 |                |
|-----------------------------|----------------------------------------|----------------------------------------------------------|-----------------|----------------|-------------------------------------------------------------------------|-----------------|----------------|------------------------------------|-----------------|----------------|
|                             |                                        | Foundation                                               | Super Structure | Roof Finishing | In Trichy, Salem, Tirunelveli, Thoothukudi, Vellore, Tiruppur and Erode |                 |                | In Chennai, Coimbatore and Madurai |                 |                |
|                             |                                        |                                                          |                 |                | Foundation                                                              | Super Structure | Roof Finishing | Foundation                         | Super Structure | Roof Finishing |
|                             |                                        |                                                          |                 |                |                                                                         |                 |                |                                    |                 |                |
| (Rate in Rupees per 1 sqm.) |                                        |                                                          |                 |                |                                                                         |                 |                |                                    |                 |                |
| 1.                          | <b>Residential</b><br>Load Bearing     | 2180                                                     | 5415            | 785            | 2290                                                                    | 5690            | 825            | 2345                               | 5815            | 850            |
|                             | Framed                                 | 2585                                                     | 7550            | 805            | 2710                                                                    | 7925            | 850            | 2785                               | 8105            | 865            |
| 2.                          | <b>Non-Residential</b><br>Load Bearing | 1680                                                     | 4595            | 785            | 1760                                                                    | 4820            | 825            | 1805                               | 4935            | 850            |
|                             | Framed                                 | 2585                                                     | 5670            | 805            | 2710                                                                    | 5950            | 850            | 2785                               | 6080            | 865            |
| 3.                          | <b>Hospital</b><br>Load Bearing        | 1680                                                     | 5145            | 785            | 1760                                                                    | 4935            | 825            | 1805                               | 5525            | 850            |
|                             | Framed                                 | 2585                                                     | 7910            | 805            | 2710                                                                    | 8305            | 850            | 2785                               | 8510            | 865            |

**Note:-**

1. For the calculation of Foundation Cost, Plinth area at Ground level of the building is to be taken.
2. For the calculation of Super Structure cost, plinth area of respective floor of the building is to be taken.
3. For the calculation of Roof finishing cost, Plinth area at Ground level of the building is to be taken.
4. For School Buildings – the Super Structure cost will be 80% of Super Structure cost of Non-Residential Buildings.
5. For stilt floor towards Car parking, Garages, Cycle shed, Staircase Head Rooms etc., - the plinth area rate will be 65% of Super Structure cost of Non-residential building.
6. For basement floor, an extra 25% over the super structure cost of respective type of building is to be added.

7. In framed structure, where dummy columns are to be provided, a rate of Rs.285/m<sup>2</sup> of plinth area for Residential Building and a rate of Rs.225/m<sup>2</sup> for Hospital Buildings and Non-residential Buildings is to be allowed.
8. For upper floors, an extra @ Rs.18/m<sup>2</sup> may be added towards lift charges for each floor.
9. The additional rates allowed in the schedule of rates for works in Jails, Reserve forests, Hills and other Special tracts etc., shall be added to the above plinth area rates for works in respective areas.
10. For works in the belt area of Chennai City, the plinth area rate applicable for Chennai City shall be adopted.
11. For works in coastal area a rate of Rs.77/m<sup>2</sup> over the basic rate as approved in the table above, (for the total plinth area) shall be added for providing concrete of higher grade.
12. For super structure for Earth-quake prone areas, the rates in Annexure-V shall be adopted.
13. All the above provisions shall be added only on the basic rates as approved in the table above.

**14. PROVISIONS INCLUDED IN FOUNDATION RATE:**

- (a) The rate given for foundation is applicable for Ground Floor + 2 Floors in the case of Load bearing structure.
- (b) The rate given for foundation is applicable for Ground Floor + 3 Floors in the case of Framed structure.
- (c) The rate given for foundation is to be calculated based on plinth area at Ground Floor of the building only.
- (d) The depth of foundation assumed is **1.8m below G.L.** with conventional stepped footing in the case of Load bearing structure.
- (e) The depth of foundation assumed is **2.0m below G.L.** with isolated footing in the case of Framed Structure.
- (f) The foundation rate is inclusive of Earth Work, Sand filling, PCC 1:5:10 for Mat Concrete, Brick Work / Random Rubble Masonry in Cement Mortar, Re-filling the sides of foundation, Plinth beam including cost of centering, Cement Concrete, Steel, Damp Proof Course, Sand filling in basement and flooring concrete in Ground Floor in the case of Load bearing structure.
- (g) The foundation rate is inclusive of Earth Work, Sand filling, PCC 1:5:10 for mat concrete, cement concrete, centering, Steel, for column footing, Pedestal, Column, Re-filling the sides of foundation, plinth beam, Brick work in Cement Mortar, Damp Proof

Course, Sand filling in basement and flooring concrete in Ground Floor in the case of framed structure.

- (h) The foundation rates are applicable for building with **basement at 0.9m height from ground level.**

#### **15. PROVISIONS INCLUDED IN SUPER STRUCTURE RATE:**

- (a) This rate is inclusive of Brick work, RCC, Steel, Centering, Plastering, joinery items with steel frames and M.D.F. shutter for doors, steel glazed windows and steel glazed ventilators, Grano flooring 25mm thick in the case of residential & non residential buildings, mosaic tile flooring in the case of Hospital building and Rain water down fall pipe of adequate dia.
- (b) The height of each floor has been taken as 3.30m average.
- (c) This rate is inclusive of provision for Anti skid ceramic tile flooring and glazed tile dadoing in Toilets.
- (d) This rate is inclusive of plastering with Cement Mortar 1:5, 12mm thick, white washing two coats over one coat of white washing for interior walls and colour washing two coats over one coat of white washing for exterior faces.

#### **16. PROVISIONS INCLUDED IN ROOF FINISHING RATE:**

- (a) This rate is inclusive of weathering course, finishing with pressed tiles, providing parapet wall with Brick work in Cement Mortar, plastering, white washing for interior faces and colour washing for exterior walls.

#### **17. EXTRA PROVISIONS TO BE ALLOWED OVER THE ABOVE RATE:**

##### **(a) IN FOUNDATION:-**

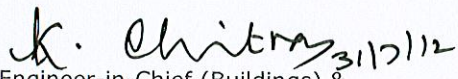
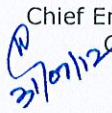
| <b>Sl. No.</b> | <b>Type of foundation</b>                               | <b>Rate in Rupees per one sq.m.</b> | <b>Area to which applicable</b> |
|----------------|---------------------------------------------------------|-------------------------------------|---------------------------------|
| (i)            | For stub column arrangements for Load bearing structure | 665                                 | plinth area at Ground level     |
| (ii)           | For combined footing                                    | 435                                 | plinth area at Ground level     |
| (iii)          | For strip raft                                          | 1720                                | plinth area at Ground level     |
| (iv)           | For raft (Floating Raft)                                | 2585                                | plinth area at Ground level     |
| (v)            | For every additional 0.3m basement height               | 255                                 | plinth area at Ground level     |

| Sl. No.                                                                                                                        | Type of foundation                                                                    | Rate in Rupees per one sq.m. | Area to which applicable    |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| (vi)                                                                                                                           | For every additional 0.3m depth in foundation                                         | 160                          | plinth area at Ground level |
| (vii)                                                                                                                          | For every additional floor over initial Ground + 3 floors in case of Framed structure | 355                          | Respective floor area       |
| (viii)                                                                                                                         | For Anti-termite treatment                                                            | 75                           | plinth area at Ground level |
| <b>(ix)</b>                                                                                                                    | <b>Pile Foundation</b>                                                                |                              |                             |
| (a)                                                                                                                            | Upto 4 storeys for a depth of 15m                                                     | 6030                         | plinth area at Ground level |
| (b)                                                                                                                            | More than 4 storeys but less than 8 floors                                            | 7745                         | plinth area at Ground level |
| (c)                                                                                                                            | More than 8 floors                                                                    | 10545                        | plinth area at Ground level |
| (d)                                                                                                                            | <b>Add</b> extra for every one metre depth, if the depth of pile exceeds 15m          | 345                          | plinth area at Ground level |
| (e)                                                                                                                            | <b>Deduct</b> extra for every one metre depth, if the depth of pile is less than 15m  | 165                          | plinth area at Ground level |
| Note: If bored cast in-situ piles are proposed add extra 10% over the pile foundation rate worked out, towards Bentonite etc., |                                                                                       |                              |                             |

**(b) IN SUPER STRUCTURE:-**

| Sl. No. | Description of work                                                     | Rate                                       |                       |
|---------|-------------------------------------------------------------------------|--------------------------------------------|-----------------------|
| (i)     | <b>For every additional 1m height</b> over the initial height of 3.30 m | Rs.355 /m <sup>2</sup>                     |                       |
| (ii)    | <b>Flooring:-</b><br>(Actual area of flooring has to be considered)     | In Residential & Non-residential Buildings | In Hospital Buildings |
| (a)     | Grey colour mosaic tiles                                                | Rs.465/m <sup>2</sup>                      | NIL                   |
| (b)     | Other colour mosaic tiles                                               | Rs.620/m <sup>2</sup>                      | Rs.150/m <sup>2</sup> |
| (c)     | Ceramic tiles<br>(not less than 305 x 305 x 6 mm size)                  | Rs.620/m <sup>2</sup>                      | Rs.150/m <sup>2</sup> |
| (d)     | Marble (macrona)<br>(not less than 600 x 600 x 18mm size)               | Rs.1330/m <sup>2</sup>                     | Rs.860/m <sup>2</sup> |

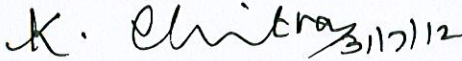
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|-------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|
| (e)   | Marble (White)<br>(not less than 600 x 600 x 18mm size)                                                               | Rs.1485/m <sup>2</sup>                     | Rs.1015 /m <sup>2</sup> |
| (f)   | Marble (Adanga)<br>(not less than 600 x 600 x 18mm size)                                                              | Rs.1170/m <sup>2</sup>                     | Rs.700/m <sup>2</sup>   |
| (g)   | Marbonite tiles<br>(not less than 600 x 600 x 8mm size)                                                               | Rs.1485/m <sup>2</sup>                     | Rs.1015/m <sup>2</sup>  |
| (h)   | Rajasthan Kota Stone (Plain)                                                                                          | Rs.860/m <sup>2</sup>                      | Rs.395/m <sup>2</sup>   |
| (i)   | Rajasthan Kota stone (Laid in combination with marble strips)                                                         | Rs.1095/m <sup>2</sup>                     | Rs.625/m <sup>2</sup>   |
| (j)   | Cuddapah slab                                                                                                         | Rs.395/m <sup>2</sup>                      | Not recommended         |
| (iii) | <b>Joinery:</b> (for any joinery like Aluminium (or) any other equivalent types of joineries if proposed) – Add extra | Rs.430/m <sup>2</sup> of carpet area       |                         |
| (iv)  | <b>Cement painting if proposed:-</b>                                                                                  |                                            |                         |
| (a)   | For internal faces and External faces                                                                                 | Rs.305/m <sup>2</sup> based on plinth area |                         |
| (b)   | For external faces only                                                                                               | Rs.150/m <sup>2</sup> based on plinth area |                         |

  
 for Engineer-in-Chief (Buildings) &  
 Chief Engineer (Buildings), Chennai Region &  
 Chief Engineer (General), PWD.  


## ANNEXURE--II

### OPTIONAL ITEMS

| Sl. No. | Description of work                                                                      | Rate in Rupees per one sq.m. | Area to which applicable    |
|---------|------------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| 1       | <b>False ceiling using G.I. Channel Sections etc., (if proposed):-</b>                   |                              |                             |
| (a)     | False ceiling with plain Gypsum board                                                    | 970                          | Ceiling area proposed       |
| (b)     | False ceiling with perforated Gypsum board using G.I. channel sections etc.,             |                              |                             |
| (i)     | Without Glass wool                                                                       | 1115                         | Ceiling area proposed       |
| (ii)    | With Glass wool 50mm thick below A.C. sheet roofing                                      | 1340                         | Ceiling area proposed       |
| (iii)   | With Glass wool 25mm thick below R.C.C. roofing                                          | 1230                         | Ceiling area proposed       |
| 2       | <b>Wall Paneling using G.I. Channel Sections etc., (with Gypsum board) if proposed:-</b> |                              |                             |
| (a)     | Wall paneling with perforated Gypsum board with Glass wool of 25mm thick                 | 1115                         | Wall paneling area proposed |
| (b)     | Wall paneling with plain Gypsum board without Glass wool                                 | 895                          | Wall paneling area proposed |

  
 for Engineer-in-Chief (Buildings) &  
 Chief Engineer (Buildings), Chennai Region &  
 Chief Engineer (General), PWD.



### ANNEXURE-III

#### ELECTRICAL, WATER SUPPLY AND SANITARY ITEMS OF WORKS

| Sl. No.                                                                                                              | Description of work                                                          | Rate in Rupees per one sq.m. | Area to which applicable |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------|--------------------------|
| 1                                                                                                                    | <b>A.C. Provision for office buildings and in Hospitals, (if proposed):-</b> |                              |                          |
| (a)                                                                                                                  | For non-ductable A.C. units                                                  | 3820                         | Floor area proposed      |
| (b)                                                                                                                  | For ductable type A.C. plants                                                | 5095                         | Floor area proposed      |
| <b>Note</b> The above rates are not inclusive of civil works such as construction of plant room, false ceiling, etc. |                                                                              |                              |                          |

|       |                                                 |                |
|-------|-------------------------------------------------|----------------|
| 2     | <b>Lift (if proposed):-</b>                     |                |
| (a)   | <b>Passenger Lift</b>                           |                |
| (i)   | 8 persons capacity (Upto Ground + Four floors)  | Rs.11.45 lakhs |
| (ii)  | 10 persons capacity (Upto Ground + Four floors) | Rs.12.70 lakhs |
| (iii) | 13 persons capacity (Upto Ground + Four floors) | Rs.13.95 lakhs |
| (b)   | <b>Bed-cum-Passenger Lift</b>                   |                |
| (i)   | 15 persons capacity (Upto Ground + Four floors) | Rs.19.10 lakhs |
| (ii)  | 20 persons capacity (Upto Ground + Four floors) | Rs.20.35 lakhs |
| (iii) | 26 persons capacity (Upto Ground + Four floors) | Rs.21.65 lakhs |
| (c)   | <b>Dump Lift</b> (Upto Ground + Four floors)    | Rs.6.35 lakhs  |

**Note:**

1. Provision for civil works such as construction of lift pit, shaft, machine room, etc., are not included in the above rates.
2. **For passenger lift and bed-cum-passenger lift** – For every additional floor over the Ground + Four floors an extra at Rs.94,500/ shall be allowed for each floor.
3. **For Dump lift** – For every additional floor over the Ground + Four floors an extra at Rs.37,800/- shall be allowed for each floor.
4. For lift pit an extra at Rs.10,185/- per sq. mt. of lift well sectional area shall be allowed.

| Sl. No.                                                                                                                                                                                                               | Description of work            | Rate           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------|
| 3                                                                                                                                                                                                                     | <b>High Tension Supply:-</b>   |                |
| (i)                                                                                                                                                                                                                   | With transformer upto 250 KVA  | Rs.19.10 lakhs |
| (ii)                                                                                                                                                                                                                  | With transformer upto 500 KVA  | Rs.31.80 lakhs |
| (iii)                                                                                                                                                                                                                 | With transformer upto 1000 KVA | Rs.50.90 lakhs |
| <b>Note:</b><br>1. Rates are inclusive of service connection charges payable to TNEB.<br>2. Provision for civil works such as, construction of transformer, MV panel room, etc., are not included in the above rates. |                                |                |

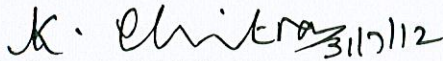
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| 4                                                                                    | <b>Generator Set:</b> |                |
| (i)                                                                                  | 100 KVA capacity      | Rs.10.18 lakhs |
| (ii)                                                                                 | 125 KVA capacity      | Rs.11.45 lakhs |
| (iii)                                                                                | 160 KVA capacity      | Rs.13.97 lakhs |
| (iv)                                                                                 | 250 KVA capacity      | Rs.22.94 lakhs |
| <b>Note:</b> Cost of construction of Generator room not included in the above rates. |                       |                |

|                                                                         |                                              |                |
|-------------------------------------------------------------------------|----------------------------------------------|----------------|
| 5                                                                       | <b>Cold storage facilities for Mortuary:</b> |                |
| (i)                                                                     | 9 Bodies capacity                            | Rs.11.45 lakhs |
| (ii)                                                                    | 12 Bodies capacity                           | Rs.13.97 lakhs |
| <b>Note:</b> Cost of Mortuary building not included in the above rates. |                                              |                |

|   |                                                                          |                |
|---|--------------------------------------------------------------------------|----------------|
| 6 | <b>Public Address System:</b><br>For mini Conference Hall / Meeting Hall | Rs.3.83 lakhs  |
| 7 | <b>Intercom</b> with EPABX arrangements upto 300 lines                   | Rs.19.10 lakhs |
| 8 | <b>Lightning Arrester</b> (For more than 5 storeys)                      | Rs.2.52 lakhs  |
| 9 | Civil Aviation lights for buildings more than 8 storeys                  | Rs.1.26 lakhs  |

| 10                           | Internal Water Supply, Sanitary Arrangements & Electrical Arrangements |                           |                       |                         |
|------------------------------|------------------------------------------------------------------------|---------------------------|-----------------------|-------------------------|
| Sl. No.                      | Type of Buildings                                                      | Water Supply Arrangements | Sanitary Arrangements | Electrical Arrangements |
| Rate in rupees per one sq.m. |                                                                        |                           |                       |                         |
| (1)                          | Residential                                                            | 425                       | 335                   | 660                     |
| (2)                          | Non-Residential                                                        | 335                       | 255                   | 580                     |
| (3)                          | Hospital                                                               | 425                       | 335                   | 660                     |

| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | External Water Supply, Sanitary Arrangements & Electrical Arrangements |                                       |            |                                       |            |                                       |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------|------------|---------------------------------------|------------|---------------------------------------|------------|
| Sl. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type of Building                                                       | Water Supply Arrangements             |            | Sanitary Arrangements                 |            | Electrical Arrangements               |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                        | Within existing well developed campus | New campus | Within existing well developed campus | New campus | Within existing well developed campus | New campus |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                        | Rate in rupees per one sq.m.          |            |                                       |            |                                       |            |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Residential                                                            | 255                                   | 495        | 90                                    | 160        | 225                                   | 440        |
| (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Non-Residential                                                        | 255                                   | 495        | 90                                    | 160        | 225                                   | 440        |
| (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Hospital                                                               | 255                                   | 495        | 90                                    | 160        | 225                                   | 440        |
| <b>Note:</b> <ol style="list-style-type: none"> <li>1. The above rate is applicable only for ground and first floors on plinth area basis.</li> <li>2. For every upper floor over the basic ground and first floor, 50% of respective floor area alone shall be taken into account for making provision towards external water supply and sanitary arrangements.</li> <li>3. For every upper floor over the basic ground and first floor, 20% of respective floor area alone shall be taken into account, for making provision towards external electrification arrangements.</li> </ol> |                                                                        |                                       |            |                                       |            |                                       |            |

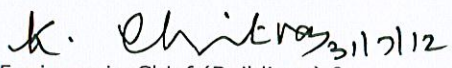
  
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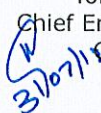


**ANNEXURE – IV**  
**OTHER PROVISIONS**

| Sl. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Description of work                                                                                                                                                                                                              | Rate                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Construction of compound wall to a normal height of 1.50m from ground level with required number of gates, grills, etc.,                                                                                                         |                                              |
| (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | With stub column, plinth beam, etc.,                                                                                                                                                                                             | Rs.1480/RM.                                  |
| (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | With load bearing foundation with brick work in cement mortar 1:5                                                                                                                                                                | Rs.2155/RM.                                  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Approach Road</b>                                                                                                                                                                                                             |                                              |
| (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Forming approach road in layers of 450mm thick sand gravel mix of ratio 1:1 as base layer, W.B.M. Laid in two layers of 75 mm thick each (total 150 mm thick) including cost of small culverts come across, forming berms, etc., | Rs.425/sqm.                                  |
| (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Black topping over WBM including tack coat and seal coat                                                                                                                                                                         | Rs.125/sqm.                                  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Pavement all-round the building</b>                                                                                                                                                                                           |                                              |
| (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For a width of 1.2m                                                                                                                                                                                                              | Rs.785/RM.                                   |
| (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For a width of 2.0m                                                                                                                                                                                                              | Rs.1260/RM.                                  |
| <b>Note:</b><br>1. Pavement all-round the building is to be done for a width of 1.20m if the sub soil is of ordinary nature; and it is to be done for a width of 2.0m, if the sub soil is of expansive soil.<br>2. The above rates include provision for earth work excavation to a depth of 450mm, PCC 1:5:10, sand filling, kerb wall with Brick work in cement mortar at external face of pavement, one impervious layer, cost of precast pavement slab of specified shape with pointing etc., |                                                                                                                                                                                                                                  |                                              |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Finishing the Elevation                                                                                                                                                                                                          |                                              |
| (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For all buildings                                                                                                                                                                                                                | Not exceeding 1% of total value of Building  |
| (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For prestigious / Heritage Buildings                                                                                                                                                                                             | Not exceeding 2½% of total value of building |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Soil investigation (minimum)                                                                                                                                                                                                     | Rs.24,650/-                                  |
| <b>Note:</b> If the area is more, higher provision towards soil investigation may be allowed.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                  |                                              |

|     |                                                                                                          |                                                                                                       |
|-----|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 6   | Advertisement Charges                                                                                    | Provision is to be made depending on the norms prescribed time to time for publication in Newspapers. |
| 7   | Provision for foundation stone laying and inaugural function                                             | To be made only for works costing over Rs.10.00 lakhs at Rs.13,000/- (Rs.3,000/- + Rs.10,000/-)       |
| 8   | Rain Water Harvesting                                                                                    | Rs.10,340/- per pit                                                                                   |
| 9   | Provision for Lawn (optional)                                                                            |                                                                                                       |
| (a) | Residential                                                                                              | @ 1.5 % of building cost                                                                              |
| (b) | Hospital & Non- Residential                                                                              | @ 3.0 % of building cost                                                                              |
| 10  | Labour Welfare Fund                                                                                      | @ 0.3 % of building cost                                                                              |
| 11  | Unforeseen Items, Petty Supervision Charges and Contingencies                                            | @ 2.5 % of building cost                                                                              |
| 12  | Provision can be included for <b>Price Adjustment Clause</b> for works costing Rs.100.00 lakhs and above | @ 5.0 % of building cost <b>Per ONE year</b> of period of completion                                  |

  
 for Engineer-in-Chief (Buildings) &  
 Chief Engineer (Buildings), Chennai Region &  
 Chief Engineer (General), PWD.



# ANNEXURE-V

## PLINTH AREA RATE FOR SUPER STRUCTURE OF EARTH QUAKE RESISTANT STRUCTURES

| Sl. No.                                                                                                                                            | Type of building            | MOFFUSIL                                   | TRICHY, SALEM, ERODE, MADURAI, TIRUNELVELI & THOOTHUKUDI DISTRICTS | CHENNAI, VELLORE, COIMBAORE & TIRUPPUR DISTRICTS |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------|
|                                                                                                                                                    |                             | RATE IN RUPEES PER 1 SQ.M. FOR EVERY FLOOR |                                                                    |                                                  |
| <b>1</b>                                                                                                                                           | <b>RESIDENTIAL</b>          |                                            |                                                                    |                                                  |
| (a)                                                                                                                                                | Load bearing (upto G + 2)   | 5815                                       | 6115                                                               | 6405                                             |
| (b)                                                                                                                                                | Framed Structure            |                                            |                                                                    |                                                  |
| (i)                                                                                                                                                | Upto Two Floors             | 7550                                       | 7925                                                               | 8300                                             |
| (ii)                                                                                                                                               | 3 & 4 <sup>th</sup> Floors  | 7550                                       | 7925                                                               | 8300                                             |
| (iii)                                                                                                                                              | 5 & 6 <sup>th</sup> Floors  | 8300                                       | 8715                                                               | 9125                                             |
| (iv)                                                                                                                                               | 7 & 8 <sup>th</sup> Floors  | 8300                                       | 8715                                                               | 9125                                             |
| (v)                                                                                                                                                | Above 8 <sup>th</sup> Floor | 8300                                       | 8715                                                               | 9125                                             |
| (vi)                                                                                                                                               | Stilt Floor                 | 5275                                       | 5325                                                               | 5795                                             |
| <b>2</b>                                                                                                                                           | <b>NON RESIDENTIAL</b>      |                                            |                                                                    |                                                  |
| (a)                                                                                                                                                | Load bearing (upto G + 2)   | 4935                                       | 5185                                                               | 5430                                             |
| (b)                                                                                                                                                | Framed Structure            |                                            |                                                                    |                                                  |
| (i)                                                                                                                                                | Upto Two Floors             | 5670                                       | 5945                                                               | 6230                                             |
| (ii)                                                                                                                                               | 3 & 4 <sup>th</sup> Floors  | 5670                                       | 5945                                                               | 6230                                             |
| (iii)                                                                                                                                              | 5 & 6 <sup>th</sup> Floors  | 6220                                       | 6530                                                               | 6850                                             |
| (iv)                                                                                                                                               | 7 & 8 <sup>th</sup> Floors  | 6220                                       | 6530                                                               | 6850                                             |
| (v)                                                                                                                                                | Above 8 <sup>th</sup> Floor | 6500                                       | 6825                                                               | 7150                                             |
| (vi)                                                                                                                                               | Stilt Floor                 | 3960                                       | 4150                                                               | 4345                                             |
| <b>3</b>                                                                                                                                           | <b>HOSPITAL</b>             |                                            |                                                                    |                                                  |
| (a)                                                                                                                                                | Load bearing (upto G + 2)   | 5525                                       | 5805                                                               | 6075                                             |
| (b)                                                                                                                                                | Framed Structure            |                                            |                                                                    |                                                  |
| (i)                                                                                                                                                | Upto Two Floors             | 7910                                       | 8305                                                               | 8705                                             |
| (ii)                                                                                                                                               | 3 & 4 <sup>th</sup> Floors  | 8715                                       | 9150                                                               | 9590                                             |
| (iii)                                                                                                                                              | 5 & 6 <sup>th</sup> Floors  | 8715                                       | 9150                                                               | 9590                                             |
| (iv)                                                                                                                                               | 7 & 8 <sup>th</sup> Floors  | 9510                                       | 9980                                                               | 10450                                            |
| (v)                                                                                                                                                | Above 8 <sup>th</sup> Floor | 9510                                       | 9980                                                               | 10450                                            |
| (vi)                                                                                                                                               | Stilt Floor                 | 5535                                       | 5810                                                               | 6105                                             |
| <b>NOTE:</b>                                                                                                                                       |                             |                                            |                                                                    |                                                  |
| 1. For calculating the rates, the respective floor area has to be considered.                                                                      |                             |                                            |                                                                    |                                                  |
| 2. For works in special tracts like Jails, reserve forest, hill areas etc., the respective extra percentage over the moffusil rate is to be given. |                             |                                            |                                                                    |                                                  |

K. Chitra 31/7/12  
for Engineer-in-Chief (Buildings) &  
Chief Engineer (Buildings), Chennai Region &  
Chief Engineer (General), PWD.

31/07/12